Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	92 Glen Park Road, Eltham North Vic 3095
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,150,000	&	\$1,250,000

Median sale price

Median price	\$1,300,000	Pro	perty Type	- -louse		Suburb	Eltham North
Period - From	01/04/2024	to	31/03/2025	,	Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	31 Lower Rd ELTHAM NORTH 3095	\$1,130,000	05/04/2025
2	35 Snowball Rd ELTHAM NORTH 3095	\$1,220,000	05/04/2025
3	60 Ryans Rd ELTHAM 3095	\$1,215,000	12/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/04/2025 09:49













Property Type: House (Res) Land Size: 878 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** Year ending March 2025: \$1,300,000

Comparable Properties



31 Lower Rd ELTHAM NORTH 3095 (REI)







Agent Comments

Price: \$1,130,000 Method: Private Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 888.61 sqm approx



35 Snowball Rd ELTHAM NORTH 3095 (REI)





Agent Comments

Price: \$1,220,000 Method: Private Sale Date: 05/04/2025 Property Type: House Land Size: 656 sqm approx



60 Ryans Rd ELTHAM 3095 (REI/VG)



Price: \$1,215,000 Method: Private Sale Date: 12/03/2025 Property Type: House Land Size: 845 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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